



## TOWN OF CONCORD ZONING BOARD OF APPEALS

### Meeting Agenda

Tuesday, April 17, 2018 at 7:15 p.m.

1<sup>st</sup> Floor Meeting Room, 141 Keyes Road, Concord, MA 01742

### Continued Public Hearings:

7:15 p.m. – Nashawtuc Country Club, under Sections 4.1.6, 7.7, 11.6, and 11.8 of the Zoning Bylaw, for a Special Permit and Site Plan Review to construct a 17,276 sq. ft. addition and additional parking at **1861 Sudbury Road** (Parcel #3431).

7:20 p.m. – Jonathan MacPhee of Studio Troika Inc., under Sections 7.1.3, 11.6, and 11.8 of the Zoning Bylaw for a Special Permit and Site Plan Review to reconstruct an existing animal hospital at **245 Baker Avenue** (Parcel #3807).

### New Public Hearings:

7:25 p.m. – Aho Development Corp, under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw, for a Special Permit to demolish an existing 1,008 sq. ft. non-conforming structure and to construct a new 2,775 sq. ft. structure that is more than 50% larger than the existing on a non-conforming lot at **20 Ridgeway Road** (Parcel #0954).

7:30 p.m. – Mike Bushnell, under Sections 7.1.3, 7.1.5 and 11.6 of the Zoning Bylaw, for a Special Permit to demolish an existing 2,079 sq. ft. non-conforming structure and to construct a new 4,310 sq. ft. structure that is more than 50% larger than the existing on a non-conforming lot at **464 Old Marlboro Road** (Parcel #2750).

### Other Business:

- Approval of Minutes – 3/15, 4/5
- Discussion: Comprehensive Long Range Plan Draft
- Black Birch PRD – Release of Lots from Restrictive Covenant
- Public Comment
- Committee Liaison Reports & Staff Updates
- Other

Information in support of each agenda item may be reviewed at the Planning Division Office, First Floor, 141 Keyes Road, Monday—Friday 8:30am-4:30pm and is also available here: <http://www.concordma.gov/1439/Current-Meeting-Documents>. Please check the following website for a revised agenda prior to attending a meeting as changes to scheduled items could occur: <http://www.concordma.gov/AgendaCenter/Zoning-Board-of-Appeals-46>. Please note that time scheduled agenda items will be taken up in the order shown above and not before the times shown. The times scheduled are not intended to represent any estimate of the time that may be necessary to discuss each item. Administrative Business items may be discussed at any time.

Posted: 4/6/18